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# NEIGHBORHOOD ANALYSIS

SELMA, NORTH CAROLINA



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NEIGHBORHOOD ANALYSIS

SELMA, NORTH CAROLINA

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PREPARED FOR  
THE TOWN OF SELMA

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TECHNICAL ASSISTANCE

DIVISION OF COMMUNITY PLANNING  
DEPARTMENT OF CONSERVATION AND DEVELOPMENT  
STATE OF NORTH CAROLINA

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CHAPTER I  
INTRODUCTION

Armed with urban renewal programs and special planning studies, communities all over the nation are initiating positive action to reclaim their slums and fight urban blight. Selma has accepted the challenge and is presently engaged in a public housing program. This program which is only one facet of a comprehensive urban renewal plan, is by no means a cure-all. It will not by itself eliminate blighted areas or provide the total answer to housing problems. The causes and conditions of blight must still be vigorously fought if Selma is to become the community it can be. Clearly needed is an urban renewal program that combines public powers and private initiative in an effort to replace the worn-out parts of the community, rehabilitate the deteriorating areas, and protect and conserve those sections that are in good condition. Blight prevention and elimination are critical in Selma, for it is by accomplishing these objectives that the city can increase its future prospects of industrial expansion, commercial growth, and residential construction.

Selma could be a much more attractive residential community than it now is. Blight is an existing or potential problem in almost every area of the community. Even those areas that now appear to have no serious problems can become blighted if serious thought is not given to their protection. The findings and recommendations presented here should serve as a guide to aid those responsible for formulating urban renewal policy.

Purpose

The objective of this study is to inventory and analyze the problems of existing blight, their effect upon Selma in general, and to recommend interlocking policies and programs of positive action designed to combat and eliminate blight. These programs range from conservation to preservation in areas of good quality, to rehabilitation in areas which have begun to deteriorate, and



finally to redevelopment in areas which are in an advanced state of deterioration and dilapidation.

### Delineation of Study Areas

The focus of this study is on the urbanized area both inside and outside the corporate limits of Selma. The population of this urbanized area is about 4,000, with the town containing about 80 percent of this total. Most of the developed area outside the town is included in a mill village on the western side of Selma, comprising one study area. The rest of the urbanized area, almost wholly within the city limits, has been divided into five study areas plus the central business district. These divisions and study area designations are made for the purpose of pointing out similarities and differences of individual areas, and to obtain more specific analyses and comparisons between these areas and the town as a whole. These study areas could not be strictly called "neighborhoods," at least in the usual sense, because the whole community is smaller than the typical neighborhood used in planning terminology.

The five study areas within the town have been defined by physical characteristics: major streets, characteristics and conditioning of housing, and limits of urban development. The study area outside the town is defined by the city limits and the edges of its developed area. The central business district, not included in this report, is defined by the limits of its commercial development. The study areas are shown on the map of Selma on the following page.

Note that the study area boundaries do not necessarily correspond with the existing corporate limits. An attempt was made to delineate areas with common problems and somewhat similar social and physical characteristics.

### Urban Renewal

Urban Renewal is the term applied to a program in which all public and private resources are employed according to comprehensive plans to:

- 1) prevent the spread of blight into sound areas



# SELMA

2400

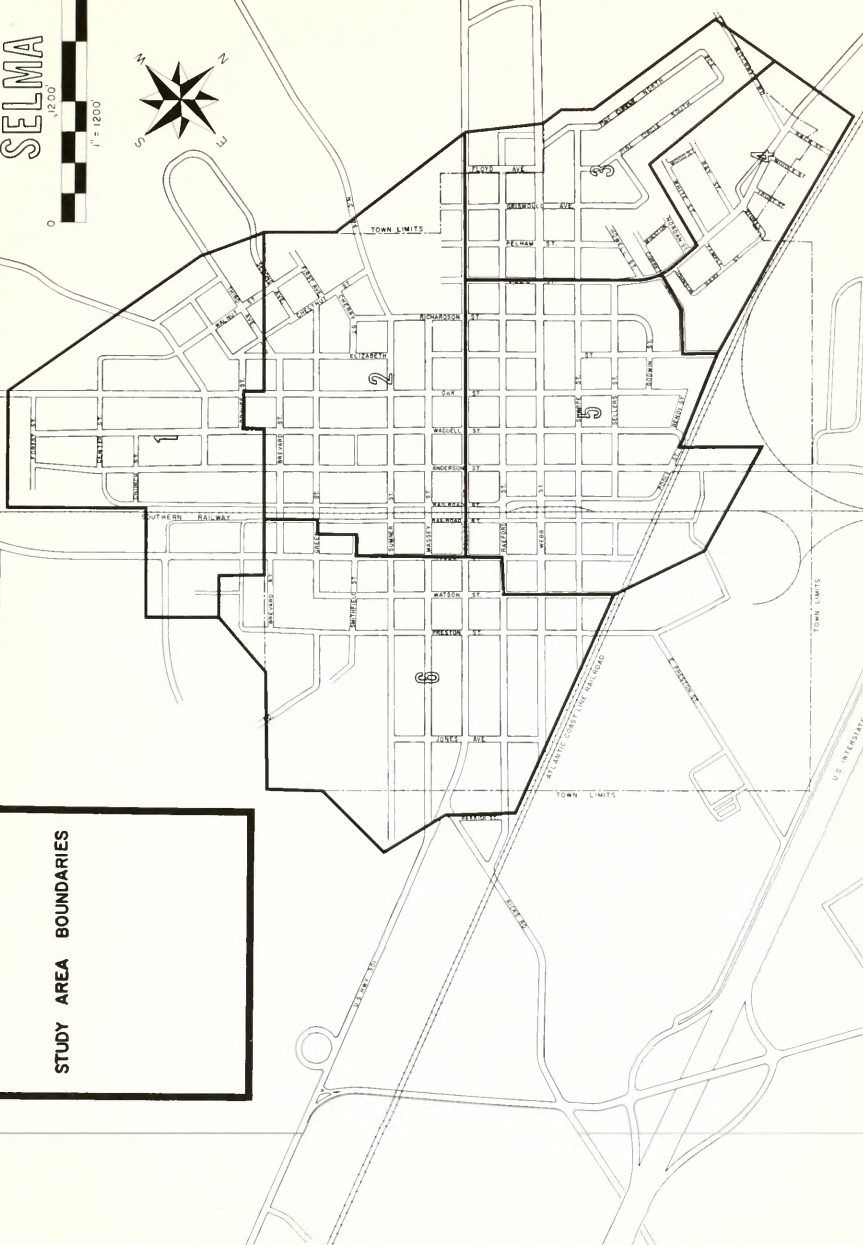
1200



1" = 1200'



STUDY AREA BOUNDARIES





- 2) rehabilitate areas that can be economically restored
- 3) clear and redevelop areas that cannot be saved.

Three types of generalized urban renewal programs are recommended for Selma. They are:

- 1) Conservation
- 2) Rehabilitation
- 3) Redevelopment

One of these treatment programs is recommended for each of the study areas. A later chapter of this report presents a definition of each type of program and a summary of the kinds of action needed.

### Blight and Slums

Blight in urban areas implies a condition of deterioration and a deficiency in the quality of the physical, social, and economic environment.

Physical evidence of blight may be seen in such characteristics as:

- deteriorating or dilapidated structures
- excessive noise, dust, or odors
- inadequate or totally lacking water and sewer systems
- a lack of adequate community facilities
- rubbish and trash accumulations
- missing sanitation facilities

Social indicators of blight usually include:

- a high rate of delinquency
- an abnormal number of health problems
- excessive welfare cases
- an absence of ordinary behavior patterns

Economic indications of blight are:

- declining property values
- a large number of tax delinquent properties
- an abnormally high rate of vacant structures





## Factors That Contribute to Blight

Blight is not caused by any simple, easily identified factor. Rather it is typically the result of interplay among several factors of which some are major causes and others minor causes. The factors listed below do not form a complete list, but they are generally accepted as being among those that are most significant in the origin and perpetuation of blight. All of them are present to a greater or lesser degree in the blighted areas of Selma.

### 1. Inappropriate land use pattern.

A jumbled land use pattern in a predominately residential neighborhood is almost a sure indication of existing or potential blight. Various commercial, business, and industrial uses encroaching in residential areas can introduce extra traffic, noise, dirt, and congestion. Often these conditions exist before a zoning ordinance and a land use plan are adopted, and are thus in the short term, unaffected by these instruments.

### 2. Poorly designed streets and lots.

Unimaginative layout and design of residential areas will usually fail to take advantage of the amenities offered by natural topography and often result in less attractive and more costly development. Poor layout of streets can result in inefficient circulation and increased traffic hazards. Inadequate lot sizes contribute to overcrowding, declining property values, overbuilding, unsanitary conditions, and social disorganization.

### 3. Governmental neglect or shortsightedness.

Lack of proper planning for community growth and ineffective land use controls, development regulations, construction standards, or health requirements will provide a fertile environment for the growth of blight. Standards which fall short of what is needed and controls which are not properly administered do little to eliminate or prevent blight.



4. Inadequate public facilities.

The many services (water, sewer, electrical, sanitary, and others) provided by public and semi-public agencies are an important factor in the stability of any area. Protection services (police, fire, and health) and education and recreation facilities are important contributions to sound environmental conditions and social organizations.

5. Poor original design and construction of buildings.

Selma, like most other towns, has many homes built specifically for low-income occupants. The majority of these dwellings were built of cheap materials and they have deteriorated rapidly. Such short term economics in design and construction usually prove detrimental to the town in the long run.

6. Improper maintenance.

Failure to maintain adequately that which exists is a major contributor to blight. Neglected repairs and maintenance usually permit deterioration to creep into good residential areas and spread the cancer of blight.

7. Housing shortages and overcrowding.

Selma has a shortage of decent, attractive, and comfortable housing, but a surplus of dwellings in dilapidated condition. "Shotgun" housing in some areas offers little more than shelter from the rain, and some families living in such condition are severely overcrowded. Discrimination has sealed off a large part of the market, and has thus contributed to present shortages. Blight moves quickly into overcrowded areas where substandard housing is concentrated.

8. Absentee ownership.

Landlords, who rent dwellings in blighted neighborhoods but live elsewhere, are frequently negligent in maintaining their properties. Sometimes they are unaware of changes occurring in the areas surrounding their properties. This lack of proper maintenance coupled with the economic weakness of the



occupants serves to accelerate the growth of blight.

9. Public indifference.

Of all the factors that contribute to blight, apathy is perhaps the most important. The problem is not restricted just to persons living in blighted areas, but also involves citizens living outside slums who are too busy to worry about the problems of blighted areas. A public unwilling to act intelligently and meet its responsibilities provides the nourishment on which blight feeds.

The Effect and Cost of Blight

Slum neighborhoods from any standpoint are bad business for a community, but not to be overlooked are the people who live in these areas. Despair with their lot often carries slum dwellers beyond the point of caring about their condition. If the cycle of poverty and ignorance is to be broken, action must be taken by the public to help these people regain their self respect and equip themselves to participate more fully in the world around them.

Most of the older people living in these areas were caught unprepared for the rapid pace of automation, which has drastically shrunk the farm population while increasing production, caused a continuing decline of unskilled jobs through increasing mechanization, and raised the educational requirements for almost all skilled jobs. These people neglected their education or were denied an adequate education and now have meager job opportunities because of a dearth of skills. As low wage earners they barely subsist and they instill little inspiration or incentive in their children. The social stigma of poverty and hardship weighs heavily on these children and their parents, tending to produce behavioral problems and neglect of responsibility. The children, seldom encouraged in school by their parents, often become drop-outs with few skills to offer a potential employer. Doomed to repeat the mistakes of their elders, these children grow up, have families, and widen the circle of involvement.



The people described above are in large measure victims of circumstances they cannot control. They do not cause blight, but they inadvertently contribute to its perpetuation. Either they do not have the economic strength to remold their environment in a more desirable pattern, or else they lack the capacity or initiative to do something about it.

The social and monetary cost of a slum neighborhood to a community is large indeed. Broken homes, illegitimate children, juvenile delinquency, and major crimes are the usual by-products of such areas. The waste and misuse of human lives in slums is staggering to the imagination.

Blighted neighborhoods are a drag on the city's economy. The cost for public services spirals upward in slums while property values spiral downward. Tax delinquencies in such areas are numerous, further decreasing the tax revenue. Maintenance to unpaved streets is costly, demand for police and fire protection is usually quite heavy, and public health, education, and welfare costs are typically very high.

Nearby business areas suffer from their proximity to slums because potential customers are reluctant to pass through, even by, such an area on their way to the business districts. The presence of blighted areas in a city affects the image it has in the minds of visitors and residents alike, and can undermine the civic pride of its citizens. Industrialists seeking new locations for their firms are likely to be adversely affected by blighted neighborhoods in a city.

Blight offends the sensibilities of the concerned citizen in at least two ways. His humanitarian impulses are aroused through awareness of the overcrowded, unhealthy, and generally unhappy existence which is the slum-dweller's lot. And his business instincts are revolted by the economic waste which inevitably accompanies blight. Slums are decidedly "bad business," both socially and economically.





CHAPTER II  
URBAN RENEWAL PROGRAMS

A comprehensive urban renewal program can be effected by strictly local resources, or by combining local funds with federal assistance. Most of the cities with effective urban renewal programs are receiving federal assistance because local resources cannot cope with the heavy financial burden involved in renewal. A discussion of both locally financed and federally assisted urban renewal programs is presented in this chapter. A description of the elements that make up each type of program are included.

No program of urban renewal can be successful unless local citizens have determined to do what they can to improve their community, their neighborhoods, and their homes. Such determination, backed by the local government, can forge a program that will achieve positive results in community renewal and improvement.

A minimum program to be utilized in a community wide program, regardless of whether or not federal aid is enlisted, is suggested below. The promotion and implementation of this program could probably be best handled by committees representing and working with each neighborhood.

Program elements are as follows:

1. Town and local business sponsored clean-up, fix-up campaigns.
2. A strict program of code enforcement, including the Building Code, Minimum Housing Code, and Fire Protection Code.
3. Controlled new residential development and elimination of non-conforming uses by strict application of the zoning ordinance and subdivision regulations.
4. A planned program of public improvements geared to a long-range capital budget.
5. A continuing planning program to coordinate public and private efforts to prevent and eliminate blight, prepare and revise plans, and make proposals for community improvement.
6. Encouragement of local civic clubs to undertake community improvement projects.



7. Educational materials and capsule programs prepared for school children and made available to school officials.
8. Intensified communications with the public by town officials and agencies to enlist support for the program and further understanding of community problems.

### Approaches to Urban Renewal

Urban renewal may be undertaken by local communities in a program sponsored by local agencies, businesses, and the municipal government or by adding federal assistance to this program. Regardless of which program a community adopts, there is a carefully designed formula prepared to give optimum benefit to a community's efforts toward renewal which is wise to follow. It is called the Workable Program, and it is a prerequisite for receiving federal aid to renew blighted areas or to provide public housing.

If a community decides to go it alone, and finance all its own urban renewal, this program is the best available guide it can follow to accomplish its goals. It is described below.

### The Workable Program

This term is used to describe the plan of action undertaken by a community through which both private and public resources are used to eliminate and prevent slums and blight and to foster local development. The workable program must be recertified annually after initial approval, based on a review of the progress the community is making toward meeting the goals and objectives established in its program.

Seven interrelated elements form the basic requirements of the workable program.

They are as follows:

1. Codes and Ordinances - adequate codes and ordinances must be adopted and put into effect within one year after the original Workable Program certification. The basic codes are: building, plumbing, electrical, housing, zoning and subdivision regulations.



2. Comprehensive Community Plan - included are the following basic planning decisions:

- a land use plan
- a major thoroughfare plan
- a community facilities plan

These decisions are put into effect through:

- a zoning ordinance
- subdivision regulations
- a capital improvements program

Selma's comprehensive plan is being developed by the town with technical assistance from the Division of Community Planning aided by the URA "701" program.

3. Neighborhood Analysis - this is an extension of the planning process to each neighborhood. It involves an inventory and analysis of the problems, resources, and environment of each neighborhood. Recommended programs of individual and community action to improve services and eliminate and prevent blight are included.
4. Administrative Organization - The community sets goals which require the coordinated and positive use of its administrative resources to achieve the goals of the workable program. This action assures that:
  - responsibility for program coordination is fixed
  - provision is made for adequate personnel for planning, code enforcement, and other needed operations.
5. Financing - costs of the Workable Program include expenditures for:
  - planning
  - code compliance
  - public improvements

Funds for code compliance usually originate in the local community, but federal and state aid is available for planning. Federal assistance is also available to help meet the costs of public improvements scheduled to upgrade neighborhoods undergoing urban renewal treatment.



6. Housing for Displaced Families - families displaced as the result of urban renewal action must be provided a chance to secure decent housing in a suitable living environment. In order to do this, the community must plan, organize, and initiate projects and activities that will assure the availability of the necessary housing resources. Selma's Public Housing Program is fulfilling this requirement of the Workable Program.
7. Citizen Participation - considered the keystone of a community's workable program, citizen participation provides the means by which citizens, through an official designated advisory committee, can contribute by:
  - informing themselves of goals and progress
  - assisting in formulating goals and programs
  - serving as the medium for bringing private resources into the program. The committee must be community-wide and representative in scope.

#### Types of Treatment Programs

Three basic types of urban renewal treatment are proposed for various parts of Selma in this study. A brief description of each type, including its definition, purpose, and method of operation are discussed below.

##### 1. Conservation

This classification is applied to areas of basically sound housing, where there are good environmental conditions and few, if any, blighting factors.

The principal objective in such an area is maintaining the status quo, or protecting the existing conditions.

This requires the following:

- acceptable land use and density patterns
- strict enforcement of housing and related codes
- careful enforcement of sound zoning and subdivision controls
- provision of adequate municipal services
- adequate community facilities
- continual maintenance of private property





Conservation programs are usually financed by the local government and property owners in the area undergoing treatment. All areas of the town not undergoing more intensive treatment with federal aid should be incorporated into such a program.

2. Rehabilitation

Rehabilitation is the treatment applied to declining areas that are in danger of becoming thoroughly blighted. These areas usually have few dilapidated homes, but many that need minor and major repairs.

The goals in such areas are to eliminate the existing causes of blight and restore healthy environmental conditions.

This usually requires the same procedures used in conservation areas (listed above), plus the following:

- clearance of all non-salvable structures and incompatible uses
- repairing and renovating all substandard structures to make them suitable for human habitation

Rehabilitation programs may be carried out on a strictly local basis or they may be geared to federal assistance provided by the Urban Renewal Administration. If the federal program is employed, the town can install public improvements such as street paving, street lights, street name signs, and water and sewer lines with federal assistance meeting three-fourths of the cost. If the town elects to add public facilities such as branch libraries, recreation areas, or fire stations, the same pro rata share of costs will be provided by the URA.

Additionally, property owners in rehabilitation areas participating in a federal program are eligible for special federally insured home improvement loans.

The federally assisted programs call for special emphasis on neighborhood organization. The URA will not make funds available for public improvements unless a vast majority of homeowners in a neighborhood express their willingness



to make improvements to their property. The emphasis in such programs is on "fixing up" rather than "tearing up," and the homeowners must be made aware of the various federal aids available for this purpose. They must be given assistance in getting these aids and they must be shown the advantages in increasing their property values by participating in the programs.

These programs have several advantages which accrue to both the town and the property owners.

- the town benefits from the increased property values resulting from neighborhood renewal by receiving a higher tax return. The individual homeowner gains by the added market value of his property.
- the program enables the town to provide adequate facilities for the neighborhood and to make needed public improvements with the federal government bearing three-fourths of the cost. Of course, these improvements should be made by the town with or without an urban renewal program.

Important features of this approach to be remembered are:

- Because these programs involve very little or no clearance, relocation of families in new living quarters is not a problem.
- Property owners can more easily secure low cost loans for financing home improvements when the town is participating in a conservation or rehabilitation program. Many times these loans are not readily available from local financing agencies because they cannot assume the risk involved.
- The total cost to the town of such a program is relatively low, because most of the costs are borne by individual property owners.
- Since little or no property is acquired in these programs, the local redevelopment agency does not have to become involved in the marketing of large tracts of land.



These programs to be effective must be augmented by strong educational and promotional efforts in the local community to encourage homeowners to make necessary repairs to their property and to provide continuous maintenance afterward. In the initial stages of a program, special project areas are often designated in order to demonstrate the benefits and advantages of urban renewal efforts to the whole community.

### 3. Redevelopment

Those areas that have deteriorated into an advanced state of blight and unhealthy environmental conditions are designated for redevelopment.

The goal in such areas is usually to provide adequate, safe housing and desirable, healthy living conditions for residents.

This requires the following:

- selecting a suitable project area for redevelopment
- formulating a local redevelopment agency
- preparing a survey and planning application for the project area
- obtaining certification of the Workable Program for community improvement
- hiring the executive director of the local redevelopment agency and a technical staff or consultants.
- organizing a community-wide committee for citizen participation
- developing the urban renewal plan
- acquiring necessary properties for clearance
- relocating displaced families
- relocating business
- clearing land and preparing land for development
- disposing of land to private interests who agree to develop it according to the plan

Because redevelopment projects are quite expensive, federal assistance is usually used by communities to carry out their



program. The above procedure is based on the assumption that the community is taking advantage of such assistance.

#### Federal Agencies Involved in Urban Renewal

The Housing Acts of 1949 and 1954, and their subsequent revisions, have widened and strengthened the federal programs which provide assistance to local communities for urban renewal. The Housing and Home Finance Agency (HHFA) provides the basic framework within which all federal efforts are coordinated.

The Urban Renewal Administration (URA), a division of HHFA, handles most of the responsibility for helping communities to set up their urban renewal programs, and gives them technical and financial aid.

The URA maintains seven regional offices, including one for Region III, the southeast. North Carolina communities deal directly with this office which has its headquarters in:

Peachtree - Seventh Building

Room 645

Atlanta 23, Georgia

Once the community has established contact with the office, a field representative will be assigned to it to provide liaison with the federal government.





### CHAPTER III ANALYSIS

This chapter presents an inventory and analysis of the existing conditions in each study area. In addition it recommends the type of renewal treatment needed in each area, and indicates how these renewal proposals could be carried out. The central business district is not included in this study, though it is an essential element in the community. The CBD is primarily commercial in nature and does not relate directly to neighborhood blight. However, because any effort to revitalize the city must include consideration of this area, it might well be the subject of a special study and could become an urban renewal project area.

The following factors have been considered in the analysis of each study area:

- delineation of the boundaries
- general description of the area and general land use pattern
- housing characteristics
- population and family characteristics
- adequacy of community facilities and services
- social factors affecting the area
- some neighborhood problems
- general preliminary discussion of the type of renewal treatment needed

The information for this analysis has been gathered from a variety of sources, including published reports, city officials, department heads, the county health office, and the county welfare office. Data for the housing conditions analyses were obtained by a visual survey of all structures. Information for the analysis of population and family characteristics was derived from a 15 percent sample survey conducted on an interview basis in each neighborhood. The data on tax delinquencies and public assistance cases are not complete. Only those cases for which addresses could be found were used. About 75 percent



of the current tax delinquencies and 95 percent of the public assistance cases could be pinpointed as to study area.

### Treatment Areas

Some program of treatment will be recommended for all of the Selma Study Areas. The three types of treatment that are recommended could be applied to any community in the nation. A brief description of each follows:

Redevelopment - This type of urban renewal treatment is applied to areas in which blight is so advanced that nothing short of clearance is practical. These areas have such forms of blight as:

- deteriorating and dilapidated structures
- missing or substandard sanitation facilities
- poor maintenance or repair of structures
- absence of adequate neighborhood facilities such as public water systems, sewage systems, drainage systems, recreation areas, and streets
- presence of accumulated trash or junked autos in yards, and
- excessive traffic, dust, noise, and other nuisances.

After partial or total clearance and replanning of the area is completed, redevelopment with private and/or governmental funds may be initiated.

Rehabilitation - Areas that are in a state of decline and deterioration are subject to rehabilitation treatment. These neighborhoods are usually basically sound, but may have many homes which are in need of minor repairs and often a few deteriorated homes that need replacing. In many instances the public facilities in these areas need to be modernized or replaced. Private funds, federal and private loans, and federal assistance combine with local government funds to finance a program of spot clearance, home improvement, and facility replacement.

Conservation - Characteristically conservation treatment is applied to the sound residential areas in the city. Usually



these areas show almost none of the usual signs of blight and need only continuing maintenance and upkeep to remain standard living areas. The emphasis in conservation treatment is to protect and preserve the sound residential areas from encroaching blight. Major elements in a conservation program, financed primarily by local funds, are strict code enforcement and continuing maintenance by property owners.

#### Combined Treatment Programs

The types of urban renewal treatment mentioned above can be combined in programs tailored to meet the needs of a given neighborhood. For example, rehabilitation and redevelopment or conservation and rehabilitation may be blended in the proper proportions to produce the type of program needed.



## STUDY AREA I

### Boundaries

Study Area I, known to most Selma residents as "Selma and Ethel Mill Villages," is bound on the east by the city limits, and on all other sides by the limits of its developed area.

### General Description

Study Area I lies on a site just outside the city limits, on the western side of Selma. Small frame houses, most of them in need of repair, with tiny front yards and narrow but deep back yards, characterize much of this area. The homes built by the mills form a cluster at the western side of the area and comprise about half or more of all the housing. Newer dwellings, built between the mill housing and the city limits, have filled the gap and tied this area to the "old town" section of Selma. Many of the older homes in the area lack underpinning and need a new coat of exterior paint. Home values probably range from about \$4,000 to \$12,000, with most of the homes valued at the lower end of the range. Lot sizes range approximately from 6,000 to 12,000 square feet. The deep back yards provide space for small gardens which are common to the area. It is likely that the original purpose of platting deep lots was to provide space for an outdoor privy.

Play space in yards is generally inadequate and children occasionally play in the streets. Hardwood shade trees, both large and small, are sprinkled lightly through the area, but are seldom found in clusters or rows. Dilapidated outbuildings and privies detract from the overall appearance of the area. Open ditches are found in several sections and provide places for mosquitoes to breed and rubbish to collect.

The land use pattern is basically residential with a few scattered family groceries, and one major industrial use. The plant lies adjacent to the Southern Railway Line which runs through the southern tip of the area.

Housing conditions within Study Area I generally are poor. Slightly over half of the structures are classified substandard,





and most of the homes in standard condition need minor repairs. Fortunately, most of the substandard homes are salvable, for only about 9 percent are dilapidated and in need of replacement.

There are six vacant structures in the area of which five are substandard.

From the survey of family characteristics, it was found that about 80 percent of the residents own their own homes. Many of those classified as homeowners are still paying for their homes (the mill released all its housing for sale to the public in 1958). It was found that the renters, comprising approximately one-fifth of the residents, paid an average (or mean) rent of \$26 per month, just below the \$28 average for the town. The average family has resided in the area for about nine years.

#### Housing Conditions

##### Standard

|                           |     |
|---------------------------|-----|
| Conserve (need no repair) | 6   |
| Minor Repair              | 110 |
| Total                     | 116 |

##### Substandard

|              |     |
|--------------|-----|
| Major Repair | 126 |
| Dilapidated  | 11  |
| Total        | 137 |

Total Structures 253

Percent Substandard 54.1

#### Population and Family Characteristics

The estimated population of Area I is 791, and there are about 3.5 persons per family. The educational level of the heads of households is lower than in any other predominately white neighborhood in Selma, averaging about 6.2 years. The average age of the head of household is 48 years, a figure which is high but characteristic of the town as a whole. Per capita income is \$916, and family income averages \$3,168, both of which are close to the town average.



The survey shows that this area does not have many young families. Many retired people reside in the area and most of them subsist on small incomes, usually Social Security payments. Most of these older people will spend the rest of their lives in the area, for they cannot afford to move.

Table 2 in the Appendix groups together all the population and family characteristics data for the urban area of Selma.

#### Community Facilities

Water is supplied in Study Area I by the town, and 97 percent of the homes are connected to the system. Several different sizes of pipes are used in the system, some of which measure less than two inches in diameter. Consequently, customers at the lower end of the line usually have very low water pressure.

The city does not supply sewer service in the area. Many of the households still use outdoor privies, which create a definite health hazard in the area.

Two of the town's three deep wells are located in the area, one at the Church of God on River Road, and the other adjacent to Griggs Mill on Anderson Street. In addition part of the water treatment plant site extends into the area, at the corner of Brevard and Waddell Streets.

If the area is annexed in the future, and if larger, more adequate water lines are used to replace the existing lines, then badly needed fire hydrants can be installed.

In some parts of the area drainage is a problem. A storm sewer system is needed to handle excess runoff. If an adequate sanitary sewage system is installed, the storm drainage system will help prevent overload of the sanitary system due to infiltration.

Several streets in the area need paving including: two blocks of Center, two blocks of Church, two blocks of Graves, one block of Elizabeth, one block of Chestnut, three blocks of Walnut, 1800 feet of North Railroad, two blocks of Third Avenue, and two blocks of the street just north of Walnut. All of these streets, plus those already paved, need curbs and gutters.



Sidewalks should be provided along some of the streets for pedestrians and children walking to and from school.

There is no recreation area to serve the needs of the people in this area. Its size justifies the provision of a facility for public use.

Map 4 in the Appendix depicts the presence of blighting factors in each of the study areas, including unpaved streets, dilapidated outbuildings and privies, and nonconforming commercial uses.

#### Social and Economic Factors Affecting the Area

In the past five years there have been two tuberculosis cases and two venereal disease cases reported in the area. Considering the population of the area, these are not high rates, for there is less than one case per 400 population.

At the present time there are 19 public assistance cases in the area, which means that about one out of every ten families receives aid.

This index, along with income data, tends to indicate that many of the residents have a marginal subsistence, and cannot be expected to spend much money on improving their homes or surroundings.

Table 3 and Map 3, both in the Appendix, reveal the magnitude and pattern of social and economic indices of blight in Selma.

#### Some Neighborhood Problems

1. Poor maintenance and repair of a majority of the homes.
2. Scattered non-conforming commercial uses and dilapidated outbuildings.
3. Unpaved streets, and absence of curbs, gutters, and storm drainage systems.
4. Inadequate incomes to make needed home improvements.
5. Absence of a sanitary sewage system.
6. Inadequate water distribution system.
7. Lack of recreation areas or facilities.



### Recommended Treatment

A program of conservation and rehabilitation with federal aid is recommended for Study Area I. Such a program could be carried out in the area only if it is annexed by the town.

Only a few homes would have to be torn down, and the resulting sites could be studied for their suitability as public recreation areas. A recreation site of four or five acres, centrally located in the area, would be a definite asset to the residents of the neighborhood.

The town's share of public improvements in an urban renewal program could be expended in street paving, extending sewer lines, replacing inadequate water lines, and improving the drainage system.

In conjunction with the above program, it is recommended that a portion of Study Area I be redeveloped as a federal urban renewal redevelopment project. The recommended project is described below.

### Redevelopment Project A

The section of Study Area I formerly known as the Ethel Mill Village, would qualify as an urban renewal redevelopment project area if annexed to the town. This area, comprising the southern part of Study Area I, has an estimated population of 102 persons, all white. There are 29 homes in the area, 28 of which are dilapidated, the one salvable structure is in need of major repair. This area has had one TB case in the past five years, and has at present three public assistance cases.

If this area is cleared and redeveloped, it might be desirable to zone it for industrial use, since it lies on a major street and is adjacent to the Southern Railway Line.

Table 4 in the Appendix illustrates the housing conditions and social characteristics of each of the four redevelopment projects recommended for Selma. Map 5, also in the Appendix, shows the location of each of the redevelopment project areas, and the type of general urban renewal treatment recommended for each study area.





## STUDY AREA 2

### Boundaries

Study Area 2 comprising most of the "old town" section, is bound on the east by Pollock Street, on the south by Noble Street and the Southern Railway Line, and on the west and north by the city limits.

### General Description

Study Area 2 is a comfortable looking residential area with a pervading air of permanence. Stately old shade trees which form canopies along the streets and well kept homes characterize much of the area. Yards are generally small but well kept. Most of the older homes are of wood construction, while the newer ones are built of brick. The large hardwoods, which line most of the streets, together with the usual front or side porches create comfortable outside daytime living areas.

Lot sizes in the area vary considerably, but most of them fall in the 6,000 to 12,000 square foot category. Home values range from about \$8,000 to \$25,000.

Most of the land in the area is used for residential purposes, except for the white school at the northeast corner, a strip of commercial development on Pollock Street, and the Southern Railway Line running through the southern tip of the area. There are no major thoroughfares running through the area, but U. S. 301, or Pollock Street, forms the eastern boundary as noted above.

### Housing Characteristics

About 90 percent of the homes in Study Area 2 are in standard condition. Most of the remaining homes need major repairs, but only about 1 percent of all the homes is dilapidated. Half of the homes in standard condition need minor repairs; there are six vacant dwellings in the area of which four are substandard.

The survey revealed that about 75 percent of the residents in the area are homeowners. The average rent for dwellings



was about \$48 per month, the highest rate in the town. It is evident that the area has a stable population for the average head of household had lived in the area about 13 years.

#### Housing Conditions

##### Standard

|              |     |
|--------------|-----|
| Conserve     | 116 |
| Minor Repair | 104 |
| Total        | 220 |

##### Substandard

|              |    |
|--------------|----|
| Major Repair | 23 |
| Dilapidated  | 3  |
| Total        | 26 |

Total Structures 246

Percent Substandard 10.5

#### Population and Family Characteristics

Study Area 2 has an estimated population of 630 persons, and an average family size of 2.9 persons. The educational level of 9.6 years is the second highest in the town, and is significantly higher than the town average and second only to Study Area 3.

As in Study Area 1, this area has few young adults and families with young children. There are in the area as well a relatively high number of retired people, though most are in a secure financial position as contrasted with retired residents in Area 1.

#### Community Facilities

As mentioned earlier, Selma Elementary and High School is located in the northeast corner of the area. Water and sewer service are complete in the area and appear to be adequate.

Pavement, curbs, and gutters need to be extended to the following streets: one block of Walnut, one block of First, one block of Elizabeth, 650 feet of Oak, one block of Pelham, 425 feet of Brevard, 425 feet of North Railroad, one block of Smithfield, and one block of Sumner.



A lot on the corner of Massey and Anderson Streets is equipped with some play apparatus, and is used by neighborhood children, but it is not public property. A Boy Scout Hut is located on a small piece of public property on the corner of Green and Chestnut Streets. The only other open space available for public recreation use is the school property. There is a need for a public recreation area in Study Area 2 to serve all age groups.

Also located in the area is the water treatment plant, on the south corner of Brevard and Waddell Streets. Booker Well, the third of the town's deep wells, is located at the north corner of Brevard and North Railroad Streets.

#### Social and Economic Factors Affecting the Area

There has been only one reported TB case in the past five years in this area, a rate of less than one case per 600 population. However, during the same period, there were four reported VD cases, a rate of more than one case per 200 persons. Also, there has been one reported illegitimate birth in the area in the past three years. There are 14 public assistance cases in the area, or seven cases for every 100 families, a surprisingly high figure considering the relative income position of the area in contrast to the rest of the town.

About 30 percent of the residents are delinquent in their taxes to the town. In spite of these conditions, the area generally has a favorable economic position in the town. The capacity of property owners in the area to help themselves and to effect environmental improvements, such as home repairs and maintenance, is considerably greater than that of the residents in most other areas.

#### Some Neighborhood Problems

1. Inadequate buffering of residential area from commercial uses on Pollock Street.
2. Lack of paving, curbs, and gutters in certain sections.
3. The presence of 3 dilapidated and 23 deteriorated homes.
4. Lack of adequate recreation facilities.



### Recommended Treatment

A conservation program is recommended for most of Study Area 2. At present the three dilapidated structures are vacant and could be removed without creating a family relocation problem. Those homes in need of major repairs could probably be brought up to standard, financed by local home improvement loans. Other minor repairs and maintenance needed in the area could be handled in the same manner.

Also needed is a paving program to bring all streets up to a uniform standard. Petitions for street paving should be encouraged in the area.

A recreation area is needed in that part of Selma west of Pollock Street. Such a facility could be planned so that it would serve families in both Study Areas 1 and 2. If Area 1 is annexed in the near future, more flexibility in site selection could be exercised.

These projects could be carried out by the town independently of a federally aided urban renewal program.





## STUDY AREA 3

### Boundaries

Study Area 3, generally known as the "new residential area", is bound on the east by the city limits, on the south by the new public housing area and Lizzie Street, on the west by Pollock Street, and on the north by the city limits.

### General Description

Study Area 3 is characterized by well maintained modern homes, large lots, and plentiful yard space. The older homes, which merge with the "old town" section south of Lizzie Street, are predominantly of wooden construction, but the newer homes are built primarily of brick. The older section bordering North Pollock Street has large hardwood shade trees which gradually thin out toward the newer section and give way to scattered or clustered pines, with a sprinkling of small hardwoods. Several yards in the area are equipped with play apparatus for children and many are attractively landscaped with shrubs and other plantings.

Lot sizes vary, ranging from 8,000 to 20,000 square feet. Home values probably run from about \$8,000 to \$30,000.

Almost all of the developed land in the area is in residential use. The only exceptions are two commercial establishments at the northwest corner of the area fronting on Pollock Street. These businesses do not adversely affect the rest of the area because they are buffered from the residences by a wooded area. Other than Pollock Street, there are no major thoroughfares near the area. Lizzie Street has a moderate traffic load, but not enough to cause any problems for the surrounding residential areas. Pollock Street does have a somewhat deleterious effect on adjacent residential properties, and it creates a hazard for children walking from the east side of town to school.

### Housing Characteristics

Housing conditions in Study Area 3 are excellent. There is only one home in substandard condition, and it could be brought up to standard if major repairs were carried out. About one-fifth of the remaining homes need minor repairs to bring the area up to 100 percent conserve condition.



Home ownership in the area is high, 86 percent according to the neighborhood survey. The average rent could not be determined because not enough renters were found to give a reliable sample. The average family had resided in the area for about nine years, indicating a relatively stable population.

#### Housing Conditions

##### Standard

|               |     |
|---------------|-----|
| Conserve      | 80  |
| Minor Repairs | 21  |
| Total         | 101 |

##### Substandard

|               |   |
|---------------|---|
| Major Repairs | 1 |
| Dilapidated   | 0 |
| Total         | 1 |

|                     |     |
|---------------------|-----|
| Total Structures    | 102 |
| Percent Substandard | 1.0 |

#### Population and Family Characteristics

The estimated population for Study Area 3 is 378 persons, and the average family size is 4.1. Numerous young children in the area help swell the average family size, making it the highest of any area in Selma. The average educational level of the head of household in the area is 12.1 years, far above the town average. It is evident that a high proportion of the better educated families in Selma live in this area. The average age of the head of household is 47 years, just below the town average of 50 years. This area, in common with all the others in Selma, does not have many young families or young adults. Per capita income in the area is \$1,583, and family income averages \$6,444. These figures are the highest in the city, and lend strong support to a positive correlation between educational attainment and income level.

Most of the heads of households in this area are professional or businessmen.



### Community Facilities

Water and sewer services are complete in the area and are entirely adequate. There are two unpaved blocks on Pelham Street, a one block section on Sharpe Street, and a one block section on Corbett Street. In addition, curbs and gutters have not been installed on all of the paved streets. One loop street, joining Griswold Avenue, has asphalt roll type gutters that have proven entirely unsatisfactory. Sidewalks are not generally available, and are particularly needed in the area by children who must walk to school.

There are no public recreation areas in Study Area 3. Though a recreation facility in a nearby part of Selma could serve the area, it should be close enough that children could walk to it.

### Social and Economic Factors Affecting the Area

Study Area 3 has had no reported TB or VD cases in the past five years. At present there is only one welfare case in the area, another indication of its strong economic position in the town. About 8 percent of the families in the area are delinquent in town taxes, the lowest rate for any area of Selma.

### Some Neighborhood Problems

1. The presence of a dilapidated home, which adversely affects property values.
2. Unpaved gaps in the street system, and absence of curbs, gutters, and sidewalks.
3. Lack of recreation areas or facilities for the residents.

### Recommended Treatment

It is strongly recommended that the residents in Study Area 3 be enlisted in a yearly conservation program to continue maintenance of their property and make needed minor repairs. Residents should have adequate financial resources to handle costs involved in such a program.

Four blocks in the area need street paving and several blocks need curbs and gutters. Sidewalks for children walking to school are urgently needed, particularly for children passing through the area along Lizzie Street. All of these improvements can be financed locally by residents and by the town.



## STUDY AREA 4

### Boundaries

Study Area 4, known as the Lizzie Mill Area, is bound on the east by the city limits, on the south by the Atlantic Coast Line Railroad, on the west by Corbett Street, and on the north by the northern boundary of the Belview Courts public housing project.

### General Description

Study Area 4 has three different clusters of homes, each with identifying characteristics. The oldest section on the east side of Lizzie Street and adjacent to Lizzie Mill, is a small group of former mill houses. These houses, perhaps 30 to 50 years old, are in deteriorated condition and are very poorly maintained.

Just to the west of Lizzie Mill, on the same side of the street, is a newer cluster of small frame houses, generally well kept and of sound construction.

On the west side of Lizzie Street adjacent to the public housing project is a small cluster of tiny frame houses which is called "shanty town" by local residents.

Shade trees of assorted sizes are thinly scattered throughout the area. Yard space around the older homes (mill houses and "shanty town") is inadequate, though rear yards of some depth offer an opportunity for gardens. Outdoor privies are found in the mill housing section and among some of the older homes in "shanty town". Dilapidated outbuildings detract from the surroundings of many of the older homes. Lot sizes range from about 5,000 to 12,000 square feet. Home values probably run from about \$1,000 to \$10,000.

### Housing Characteristics

Housing conditions in the area are very poor generally. Two-thirds of the housing is substandard and much of this total is unfit for human habitation. Major repairs are needed by almost half of all the homes, and an additional one-fifth should be removed altogether. Almost all of the remaining homes need minor repairs to bring them up to a reasonable standard. There are 16 vacant houses in the area, a very high figure for Selma. Most





of these homes are in dilapidated condition and are generally unfit for use as living quarters. The survey of neighborhood characteristics indicated that 71 percent of the residents owned their own homes, a relatively high figure considering environmental conditions. Renters paid an average of \$21 per month, somewhat below the town average of \$28. The average family had resided in the area only 6.9 years. This is an indication of the relative instability of the area when compared to the town-wide average of 10.8 years. It is probable that poor environmental conditions make this area an undesirable place to live in the view of local residents.

#### Housing Conditions

##### Standard

|              |    |
|--------------|----|
| Conserve     | 2  |
| Minor Repair | 35 |
| Total        | 37 |

##### Substandard

|              |    |
|--------------|----|
| Major Repair | 47 |
| Dilapidated  | 20 |
| Total        | 67 |

|                     |      |
|---------------------|------|
| Total Structures    | 104  |
| Percent Substandard | 64.4 |

#### Population and Family Characteristics

Study Area 4 has a population of about 314 persons, and an average family size of 3.9 persons, just above the town average of 3.7. The average number of school years completed by the head of household in this area, 6.0, is the lowest in Selma.

The average age of the head of household was 47 years, just below the average for the town.

The per capita income for the area is also relatively low, averaging \$842. The average family income is \$3,252, just above the town average. Considering that there are relatively few retired persons living in this area, the low incomes are an indication of economic hardship. Most of the wage earners in this area are employed by industry.



### Community Facilities

Water services are complete within the area, but sewer services are totally inadequate. Seven out of every ten homes in the area are without indoor toilet facilities. In some cases the sewage lines are in place, but individual homeowners have not tapped into the system. However, in certain sections the lines have not yet been extended.

The unpaved streets include: one block of Corbett, one block of Wood, one block of Back, one block of Middle, one block of Front, two blocks of Stokes, 600 feet of Mitchner, 700 feet of Ray, and 800 feet of White. There are no curbs, gutters, or sidewalks in the area. In some sections, drainage is a problem, aggravated by the lack of any drainage system. This area, like Area 3, has great need for sidewalks for use by children who must walk to school.

There are no recreation areas and facilities in the area, though the need exists.

### Public Housing Project

On the north side of Lizzie Street, just across from Lizzie Mill, is the Belview Courts public housing project. This development, now under construction, will provide 34 housing units for low income families. All of the structures are duplexes, and are of brick construction.

### Social and Economic Factors Affecting the Area

Study Area 4 has had two TB cases in the past five years, a rate of less than one per 100 persons, and no reported VD cases. At present, there are 17 public assistance cases in the area, or about one case for every five families, a relatively high rate. The tax delinquency rate is about the same as the public assistance rate, with about 28 percent of the families delinquent.

The people in this area generally have a limited capacity to improve their physical environment with their own resources.

### Some Neighborhood Problems

1. Poor maintenance and general deterioration of most homes.
2. High rate of home vacancy.



3. Unpaved streets and absence of curbs, gutters, sidewalks, and storm drainage.
4. Inadequate sanitary sewage system.
5. Inadequate buffering of residential area from industrial use.
6. Inability of residents to improve private property.
7. Lack of play space for children and absence of recreation areas.

#### Recommended Treatment

A conservation and redevelopment program is strongly recommended for Study Area 4. Most of the area can be included in a clearance and redevelopment urban renewal project. Since there are so many substandard homes that can never be brought up to a decent standard, a high proportion of clearance is needed in the project area. The newer portion of Study Area 4 could be included in a conservation program financed locally to protect and maintain those dwellings that need only minor repairs.

Described below is a suggested redevelopment project financed with federal assistance as recommended above.

#### Redevelopment Project B

Embracing all of the "shanty town" and older mill village sections of Study Area 4, Project B extends to both sides of Lizzie Street. It has an estimated population of 226 persons, more than two-thirds of the Area 4 population. Of the 58 structures in the project area, 88 percent are substandard. There are 16 vacant structures in the area, all substandard. Social indicators of blight reveal that there has been one case of TB in the area in the past five years. There are now 11 public assistance cases, 8 percent of the town's total.

It might be desirable to develop part of this area, on the north side of Lizzie Street, as an extension of the existing public housing project. Recreation space could be provided for the housing project, and space would be available to build additional dwelling units.

That portion of the project area on the south side of Lizzie Street could be cleared and released for further industrial expansion by the mill, or for needed parking space. At the present time this portion is zoned for industrial use.



## STUDY AREA 5

### Boundaries

Study Area 5 is bound on the east by the Atlantic Coast Line Railroad, on the south by Watson and Noble Streets, on the west by Pollock Street, and on the north by Lizzie Street.

The Central Business District falls within the area but is not included in this analysis. The CBD is bound by the following streets: on the east by Webb and Sharpe Streets, on the south by North Railroad and Anderson Streets, on the west by Pollock Street, and on the north by Oak and Waddell Streets.

### General Description

The northwest corner of Study Area 5 is an extension of the Area 2 "old town" section. The quality of development is generally good, and large lots and massive old shade trees are characteristic of this small section of Area 5. The rest of the residential area has predominantly small detached frame structures in varying states of repair, usually with a few small hardwoods and randomly planted shrubs on the lot. Yard sizes are typically small and children quite often play in the streets.

Many of the yards in a section near the railroad are characterized by bare earth spots, littered trash, and junked autos. There are several abandoned dilapidated homes in the area which detract considerably from its appearance. Six or eight trailer homes are scattered about the area, usually on small lots.

Lot sizes vary considerably, but most of them fall in the 7,000 to 12,000 square feet category. Home values probably range from about \$2,000 to \$18,000, though few homes would be valued above \$10,000.

There are a few scattered non-conforming uses in the area, such as an auto garage, small neighborhood groceries, and several others. There are loading areas and an old wooden depot along the tracks.

### Housing Characteristics

Housing conditions in the area are generally poor. Almost 40 percent of the homes are substandard, and only 11 percent are in good enough condition that no immediate repairs are needed.





Fifty-one percent need minor repairs, indicating that deterioration is spreading. Dilapidated housing makes up about 7 percent of the total, a comparatively high figure. In addition, there are 22 vacant homes in the area, of which over half are dilapidated. The number of vacant homes in this area is the highest for any in the town.

Only 53 percent of the residents are homeowners, a figure below the city-wide average of 66 percent. Renters pay an average of \$35 per month, somewhat higher than the town average of \$28.

The average family had lived in their home about 7.6 years, the second lowest figure in the town.

#### Housing Conditions

##### Standard

|              |     |
|--------------|-----|
| Conserve     | 28  |
| Minor Repair | 130 |
| Total        | 158 |

##### Substandard

|              |    |
|--------------|----|
| Major Repair | 79 |
| Dilapidated  | 19 |
| Total        | 98 |

|                     |      |
|---------------------|------|
| Total Structures    | 256  |
| Percent Substandard | 38.3 |

#### Population and Family Characteristics

Study Area 5 has an estimated population of 822 people, about 95 percent white. The average family size in the area is about 3.8 persons, typical of the town as a whole. The educational level averages 7.0 years for the heads of households in the area, just below the average for Selma. The average age of the head of household in this area is high, about 51 years. Per capita income was a little lower than in any other predominately white neighborhood in town, \$820. The average family income is \$3,120 per year, close to the town's average.



This area has a mixed population so far as age groupings are concerned. Part of it has served, as has Area 4, as a collecting point for families with limited incomes and poor educational backgrounds. The pattern of relatively low home ownership is probably influenced by the adjacent Negro neighborhood south of the Southern Railroad tracks. Some of the homeowners take pride in their property and try to maintain it, but most of the renters don't seem to care very much.

#### Community Facilities

Though water services are complete within the area and seem to be adequate, sanitary and storm sewage lines need to be extended and improved. About one of every ten homes in the area is without indoor toilets, primarily because the town has not extended a complete network of sewage lines. Most heavily affected is the area near the Atlantic Coast Line Railroad. Because of the topographical problems in this section, a pumping station for the sanitary sewer would probably have to be installed, and a storm sewer system would probably have to be added to handle excess run-off from heavy rains. Several streets need paving in the area, including three blocks of Richardson, three blocks of Elizabeth, one block of Oak, one block of Waddell, two blocks of South Railroad, two blocks of Corbett, five blocks of Sellers, two blocks of Godwin, three blocks of Sharpe, and one block of Noble. Many of the paved streets need curbs, gutters, and sidewalks. Public recreation space is also needed to provide a safe place for children to play. Several intersections lack proper signalization and need either yield right-of-way or stop signs to help eliminate confusion and danger to motorists.

#### Social and Economic Factors Affecting the Area

During the past five years, Area 5 has had only one TB case, or less than one per 800 population, and two VD cases, about one case per 400 population.

The area has at present 28 public assistance cases, meaning that about one out of every ten families receives aid. Tax delinquencies are very high, with about 44 percent of the families being delinquent in either personal or real property taxes.



### Some Neighborhood Problems

1. High percentage of absentee ownership.
2. General deterioration of housing.
3. Inadequate sanitary and storm sewage systems.
4. Unpaved streets and general absence of curbs, gutters, and sidewalks.
5. Lack of adequate recreation facilities.
6. Generally poor economic situation of families.

### Recommended Treatment

A program of conservation and rehabilitation, financed with local funds, is recommended for most of Study Area 5. It is further recommended that a badly deteriorated section in the northeast corner of the area be designed a federal urban renewal redevelopment area. Outside the redevelopment area, major conservation efforts should be concentrated, with spot clearance where needed.

The recommended project is described below.

### Redevelopment Project C

Project Area C lies just east of the CBD adjacent to the Atlantic Coast Line Railroad. It has an estimated population of about 226 persons, about three-fourths white. The area contains 47 structures, of which 68 percent are substandard. This area has had one VD case in the past five years and has at present eight public assistance cases. In addition the area has 28 cases of tax delinquency.

Since the surrounding neighborhood is already developed for residential uses, it would probably be desirable to clear the substandard housing in the project area, while retaining those dwellings which could be salvaged. Then the resulting cleared land could be released for private development in keeping with the existing land use plan. Part of the town's share of costs could be met by the provision of needed public facilities, such as sanitary and storm sewage lines, a pumping station on the sewage line, street paving and improvements, and perhaps a recreation area.



## STUDY AREA 6

### Boundaries

Study Area 6, the Negro neighborhood, is bound on the east by the Atlantic Coast Line Railroad; on the south by the city limits, Parrish Street, and the limits of development; and on the north by South Railroad Street, Noble Street, and Watson Street.

### General Description

Most of the homes in this area are small, of wooden construction, in poor repair, and are generally unfit for human habitation. Many of the dwellings are poorly constructed (some have sagging roofs). Most of the homes in the area appear to be 20 to 40 years old on an average. Dilapidated outdoor toilets and outbuildings are in plentiful supply. Yards are usually poorly kept, often have little or no grass, and typically contain scattered litter or junked autos. Because of cramped yard space, children often play in the streets. Shade trees are scattered throughout the area, but they are seldom in sufficient concentrations to be of much value. Curbs, gutters, and sidewalks are absent except along the two major streets running through this area. Few streets are paved, and many of the unpaved streets need grading work done on them. In certain areas drainage is poor, and open ditches provide breeding grounds for mosquitoes.

Lots are variable in size, ranging from about 4,000 to 10,000 square feet. Home values probably range from about \$500 to \$8,000. Many families have small gardens to help supply food for the family.

Residential land uses predominate throughout the area, but there is a scattering of non-conforming commercial uses. These are typically dilapidated neighborhood groceries or grills. In addition, there is a small concentration of commercial development at the south end of Pollock Street near the city limits.





## Housing Characteristics

Seventy-eight percent of the homes in Study Area 6 are substandard. Of this group, one-third are dilapidated and the other two-thirds need major repairs. However, if a minimum housing code were used as a basis for evaluation, few of these homes would be found worthy of salvage. Such deficiencies as inadequate floor space, poor quality of building materials, poor quality of electrical wiring, insufficient provisions for plumbing and heating, and other considerations were not evaluated in the housing survey. Thus, most of the homes rated in the major repair category could not be brought up to an adequate standard for decent living conditions. Most of the homes in standard condition needed minor repairs, and a few of them had deficiencies as listed above.

There were 17 vacant homes in the area, of which two-thirds were dilapidated.

In Area 6, as in Area 5, only 53 percent of the residents were homeowners. Rentals were low in this area, averaging about \$20. The population is remarkably stable, for the average resident has lived in his present dwelling 15.7 years. The local occupancy pattern has left little choice in choosing a home or a neighborhood, and has probably contributed to this stability.

## Housing Conditions

### Standard

|              |    |
|--------------|----|
| Conserve     | 12 |
| Minor Repair | 55 |
| Total        | 67 |

### Substandard

|                     |      |
|---------------------|------|
| Major Repair        | 157  |
| Dilapidated         | 78   |
| Total               | 235  |
| Total Structures    | 302  |
| Percent Substandard | 77.8 |



### Population and Family Characteristics

The estimated population for Study Area 6 is 1,056, the largest of any study area. The average family size is 4.0 persons, second only to Study Area 3. The educational level is quite low for the average head of household, 6.8 years. The average age of the head of household in this area was high, 49 years, closely correlating with those of all the other areas in Selma.

Per capita income in the area was extremely low, \$470, and average family income was only \$1,896 per year. The per capita income was just a little over half of the average for the town, \$857, and clearly points up the great economic disadvantage of residents in the area. It is obvious that few of the residents in this area have sufficient financial resources to help improve their environmental conditions.

### Community Facilities

Study Area 6 is the only part of the Town of Selma that does not have complete water service. From the survey it was found that more than one out of every ten homes (14 percent) does not have this vital service. Even Area 1, which is outside the town, but supplied water by the town on a charge basis, has only 3 percent of its homes without water service. In addition, 40 percent of the homes in Area 6 do not have public sewage service. In some instances the lines have been extended but residents have not tapped in. However, in several of the outlying sections lines are not available.

There are numerous unpaved streets in the area including two blocks of Sharpe, 1,000 feet of Summer, three blocks of Smithfield, one block of Peedin, one block of Brevard, six blocks of Preston, and four blocks of Jones. All of these streets need improved drainage systems, curbs, and gutters. Many of them lack yield (right-of-way) or stop signs, a deficiency which creates a hazard to traffic. In addition, a sidewalk system is needed to provide clean safe areas for the numerous pedestrians and for children walking to school.



The Negro elementary and high school is located in the northwest corner of the area. Though there is a well kept athletic field adjacent to the school, there is a great need for a recreation area centrally located and available for all age groups in Area 6.

#### Public Housing Project

Located on Peedin Road, just south of the Negro school, is the Wilson Terrace public housing project. Similar to the development on Lizzie Street, this development will provide 34 living units for low income families. The units are arranged as duplexes and all are of brick construction.

#### Social and Economic Factors Affecting the Area

In the past five years there have been three reported TB cases in the area, a rate of slightly less than one per 300 population. During the same period, there have been 16 reported VD cases, a rate of almost two per 100 population. Thus, more than half of the town's total of 20 registered VD cases have been in this area. In addition, in the past three years, the area has had 32 reported illegitimate births, all but one of the town's total during that period.

At present there are 57 public assistance recipients in the area, slightly less than half of the town's total. However, the public assistance rate of about one family out of five receiving aid is no higher than the rate in Study Area 4. There are 144 cases of tax delinquency in the area at present, or 48 percent of all families.

There is a strong correlation between blight and those factors that are associated with blight in Area 6. By plotting the location of the above mentioned social and economic factors of blight, a great deal of clustering or stacking up was evident. For example, poor housing was strongly associated with low incomes and educational levels, which were in turn associated with disease, tax delinquency, public assistance cases, and illegitimate births.



### Some Neighborhood Problems

1. Generally deteriorated and dilapidated housing.
2. Inadequate water, sanitary, and storm sewer systems.
3. Low rate of home ownership.
4. Public health problems.
5. General lack of paved streets, curbs, gutters, and sidewalks.
6. Lack of an adequate family recreation area or facility.
7. Low social, educational, and economic status of residents.
8. Inadequate signalization on many streets.
9. Scattered non-conforming commercial uses.

### Recommended Treatment

The recommended treatment for Study Area 6 is a program including rehabilitation and redevelopment, with federal assistance. There are several types or combinations of renewal treatment that could be used in the area.

A General Neighborhood Renewal Program (GNRP) could be utilized in a comprehensive treatment program of rehabilitation or clearance and redevelopment. This program would be based on a general plan for the area. Under a GNRP, the town would engage in a ten year program to renew the whole neighborhood, handling it portion by portion. Federal aid would be available to finance three-fourths of the public cost. A portion of the local government contribution could be expended in providing needed public improvements.

The big advantage of using this program is that as each portion of the neighborhood is renewed over the ten year period, improvements carried out anywhere in the neighborhood that benefit directly or indirectly the portions undergoing treatment can be applied to the town's credit. Because of its method of determining credit for local improvements expenditures, and because it is phased over a longer period of time, this program can be very attractive to smaller communities. It offers the added advantage of providing a unified plan for the whole neighborhood rather than a series of separately developed projects each planned individually.





Other urban renewal alternatives would involve the designation of a project area, usually much smaller than a whole neighborhood, and the application of either rehabilitation or redevelopment treatment. These programs have a different method of determining the town's share of project costs. Expenditures must provide direct benefit to the project area, and are typically located inside the area. Thus, under this plan, expenditures for improvements in the same neighborhood but outside the project under development would not usually count toward the town's share.

The only exceptions would be for schools or other public facilities built outside the project area that provide some benefit for residents living in the redevelopment project.

Regardless of which alternate programs are chosen, they would be guided by a plan for the redevelopment of those spaces created by the removal of substandard housing and for the area as a whole. Because of the great need for dwellings by residents in the area, the program chosen should be geared to the public housing program already under operation to provide living quarters for relocated families.

Discussed below is a potential urban renewal project area, which is badly in need of treatment. This area could be used as a General Neighborhood Renewal Project, or it could be divided into separate project areas.

#### Urban Renewal Area D

Area D lies in the heart of Study Area 6 and includes most of the developed area. It has a population of about 832 persons, all Negro. There are 208 structures in the area, of which 88 percent are substandard. In the past five years, this area has had three TB cases, one-third of the town's total, and 13 VD cases, 45 percent of the total. In addition, there are at present 50 public assistance cases in this area, 37 percent of the town's total. The whole area is in residential development, and if redeveloped, most of it should be returned to residential use. There are 12 non-conforming uses in the area, suggesting that provision might be made for a small neighborhood commercial development in the project area. Also, a badly needed recreation area could be developed as a part of the town's share of public improvements.



CHAPTER IV  
SUMMARY AND CONCLUSIONS

Summary

The preceding chapter has examined the physical, social, and economic characteristics of the residential areas of Selma. Environmental characteristics which adversely affect living conditions have been examined and delineated. As can be seen from the evidence presented, these adverse conditions are concentrated primarily in certain study areas. Four of the study areas, numbers 1, 4, 5, and 6 each contain a larger number of deteriorated dwellings and poor environmental conditions. Study Area 2 shows some signs of beginning deterioration, and Study Area 3 reveals almost none at all. Neither of these latter two study areas have many detrimental social conditions.

An examination of family characteristics reveals that Study Area 6 rates the lowest in education and income. Areas 1, 4, and 5 also have relatively low education and income levels. Area 2 has a better rating on these two factors, while Area 3 compares favorably with almost any area in the state.

Selma is already attacking blight and slum conditions through its public housing program and through code enforcement of existing town ordinances. Much work must yet be accomplished, however, before an active and continuous urban renewal program can be brought into existence. This report is a beginning step in developing a comprehensive program and it provides some insight into the scope of such an undertaking. Preliminary renewal treatment plans have been proposed and certain areas have been recommended as future urban renewal projects.

Conservation and Rehabilitation Areas

Chapter III designates the specific type of urban renewal treatment recommended for each residential area. In those areas where conservation treatment is recommended, no federal aid is needed. However, federal assistance is needed for parts of Areas 1 and 5 where rehabilitation treatment should be employed. To qualify for federal assistance in these areas, special rehabilitation projects must be set up and a program, such as the one described in Chapter II, carried out.



## Potential Clearance and Redevelopment Projects

Four areas are recommended as potential Urban Renewal Redevelopment Projects in Chapter III. These areas are labeled A through D, but no priority rating is intended by these designations. Each of the areas could be redeveloped as a separate project. Three of them are inside the city limits, while one lies just outside. The area outside abuts the municipal boundary, and lies within a larger area that will probably be annexed in the near future.

All of these areas are characterized by substandard housing, unpaved streets, general absence of complete plumbing, and dilapidated outbuildings. The percentage of substandard housing runs about 67 percent in each area, qualifying them for renewal treatment under state law.

It is assumed that if Selma undertakes such projects, that federal assistance will be used, for the town cannot otherwise finance such a program. Because of the very poor environmental conditions prevailing in these areas it is strongly recommended that the town undertake such a program.

## Further Considerations

Specific steps that Selma could take or initiate immediately to strengthen the beginning campaign against urban deterioration are:

1. Revision of the street paving assessments formula with the town assuming part of the share. At present, all of the costs for paving, curbs, and gutters is borne by property owners.
2. Adoption of subdivision regulations to ensure that new residential developments conform to reasonable minimum standards. In this manner deficiencies in layout and development of new areas can be avoided.
3. Preparation of a series of articles in the local newspaper highlighting the problems and potentials of Selma and giving publicity to the findings of the neighborhood analysis.
4. Appointment of a redevelopment study committee to investigate the feasibility of a federally aided urban renewal program



and coordinate all renewal activities.

In the event the town decides to undertake an urban redevelopment project, such a committee might be designated the official Selma Redevelopment Commission.





## APPENDIX A

I. TABLE 1

## Condition of Housing - Selma

| Study Area | No. of Dwelling Structures | Conserve |      | Minor Repair |      | Major Repair |      | Dilapidated |      | No. Vacant |
|------------|----------------------------|----------|------|--------------|------|--------------|------|-------------|------|------------|
|            |                            | No.      | %    | No.          | %    | No.          | %    | No.         | %    |            |
| 1          | 253                        | 6        | 2.4  | 110          | 43.5 | 126          | 49.8 | 11          | 4.3  | 6          |
| 2          | 246                        | 116      | 47.2 | 104          | 42.3 | 23           | 9.3  | 3           | 1.2  | 6          |
| 3          | 102                        | 80       | 78.4 | 21           | 20.6 | 1            | 1.0  |             |      | 2          |
| 4          | 104                        | 2        | 1.9  | 35           | 33.7 | 47           | 45.2 | 20          | 19.2 | 16         |
| 5          | 256                        | 28       | 10.9 | 130          | 50.8 | 79           | 30.9 | 19          | 7.4  | 22         |
| 6          | 302                        | 12       | 4.0  | 55           | 18.2 | 157          | 52.0 | 78          | 25.8 | 17         |
| TOTAL      | 1263                       | 244      | 19.3 | 455          | 36.0 | 433          | 34.3 | 131         | 10.4 | 69         |

II. TABLE 2

## Population and Family Characteristics - Selma

| Study Area | Population | Av. Fam. Size | Ed. Level Hd. of H.H. | Av. Age Hd. of H.H. | Monthly Income (Family) | Per Capita Income | Av. Family Income |
|------------|------------|---------------|-----------------------|---------------------|-------------------------|-------------------|-------------------|
| 1          | 791        | 3.5           | 6.2                   | 48                  | \$264                   | \$916             | \$3168            |
| 2          | 630        | 2.9           | 9.6                   | 56                  | \$330                   | \$1320            | \$3960            |
| 3          | 378        | 4.1           | 12.1                  | 47                  | \$537                   | \$1583            | \$6444            |
| 4          | 314        | 3.9           | 6.0                   | 47                  | \$271                   | \$842             | \$3252            |
| 5          | 822        | 3.8           | 7.0                   | 51                  | \$260                   | \$820             | \$3120            |
| 6          | 1056       | 4.0           | 6.8                   | 49                  | \$158                   | \$470             | \$1896            |
| TOTAL      | 3991       | 3.7           | 7.4                   | 50                  | \$266                   | \$857             | \$3192            |



III.

TABLE 3

## Social and Economic Characteristics - Selma

| Study Area | No. of Public Assist. Cases | No. of V.D. Cases | No. of T.B. Cases | No. of Tax Delinq. Cases | Percent Renters |
|------------|-----------------------------|-------------------|-------------------|--------------------------|-----------------|
| 1          | 19                          | 2                 | 2                 | Outside Town             | 19              |
| 2          | 14                          | 4                 | 1                 | 64                       | 25              |
| 3          | 1                           | —                 | —                 | 8                        | 14              |
| 4          | 17                          | —                 | 2                 | 23                       | 29              |
| 5          | 28                          | 2                 | 1                 | 112                      | 47              |
| 6          | 57                          | 16                | 3                 | 144                      | 47              |
| TOTAL      | 136                         | 29                | 9                 | 351                      | 34              |

IV.

TABLE 4

## URBAN RENEWAL PROJECT AREAS

## Housing Conditions

| Area  | No. of Dwelling Structures | Standard |              |         | Substandard  |              | Total % Vacant |
|-------|----------------------------|----------|--------------|---------|--------------|--------------|----------------|
|       |                            | Conserve | Minor Repair | Total % | Major Repair | Dilapi-dated |                |
| A     | 29                         | —        | 7            | 14      | 28           | 1            | 100            |
| B     | 58                         | 1        | —            | —       | 37           | 13           | 88             |
| C     | 47                         | —        | 15           | 32      | 30           | 2            | 68             |
| D     | 208                        | 3        | 23           | 12      | 122          | 60           | 88             |
| TOTAL | 342                        | 4        | 45           | 14      | 217          | 76           | 86             |

## Social Characteristics (% of Selma Total)

| Area | Population | Public Assist. Cases | V.D. Cases | T.B. Cases | Tax Delinquency Cases |
|------|------------|----------------------|------------|------------|-----------------------|
| A    | 102        | 3                    | —          | 1          | No Data               |
| B    | 226        | 11                   | —          | 1          | 17                    |
| C    | 187        | 8                    | 1          | —          | 29                    |
| D    | 832        | 50                   | 13         | 3          | 113                   |
|      | 1347 (34%) | 72 (53%)             | 14 (60%)   | 5 (55%)    | 159 (45%)             |



APPENDIX B .

MAPS



# SELMA

2400  
1200  
0

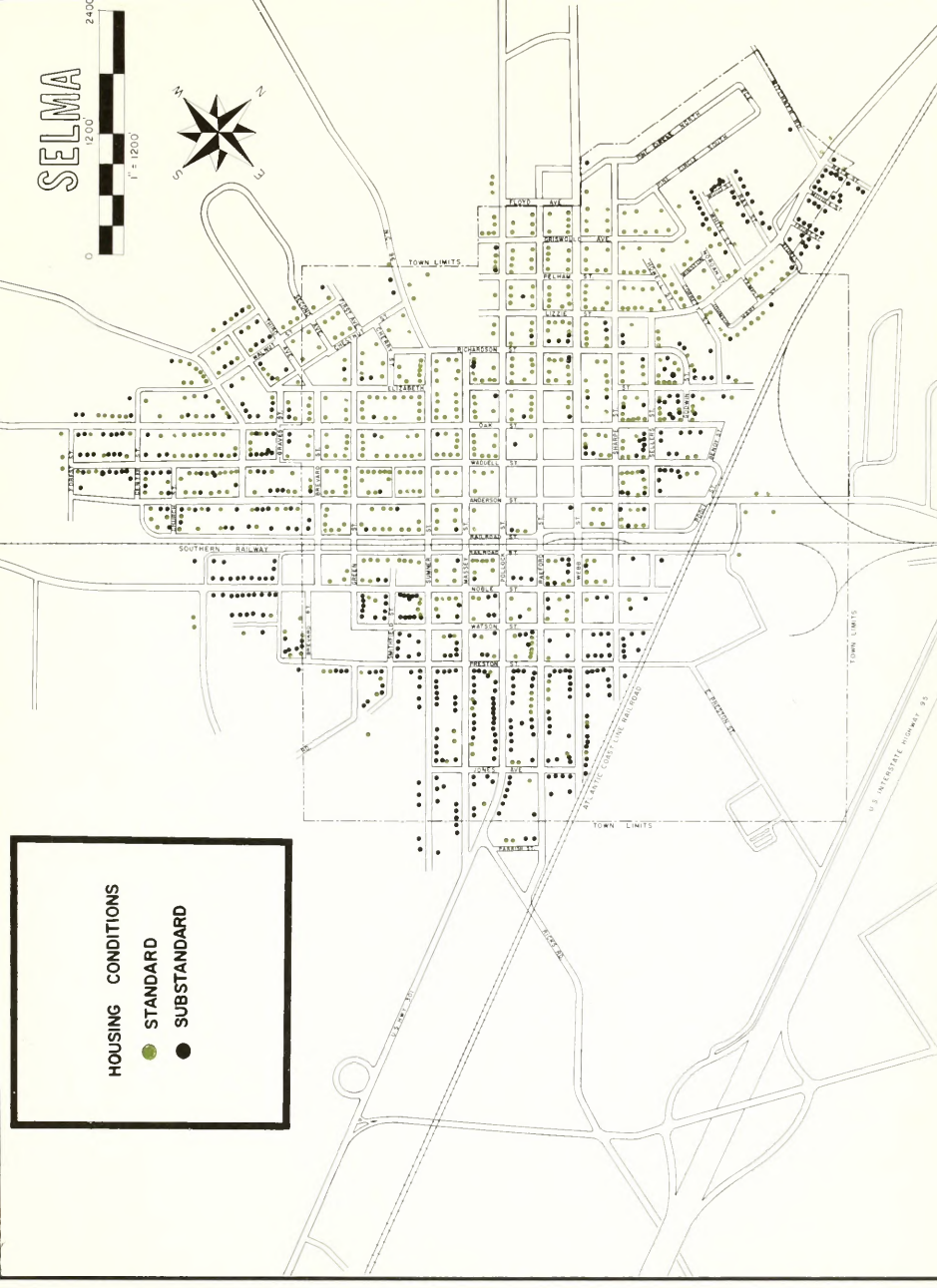
1" = 1200'



## HOUSING CONDITIONS

● STANDARD

● SUBSTANDARD



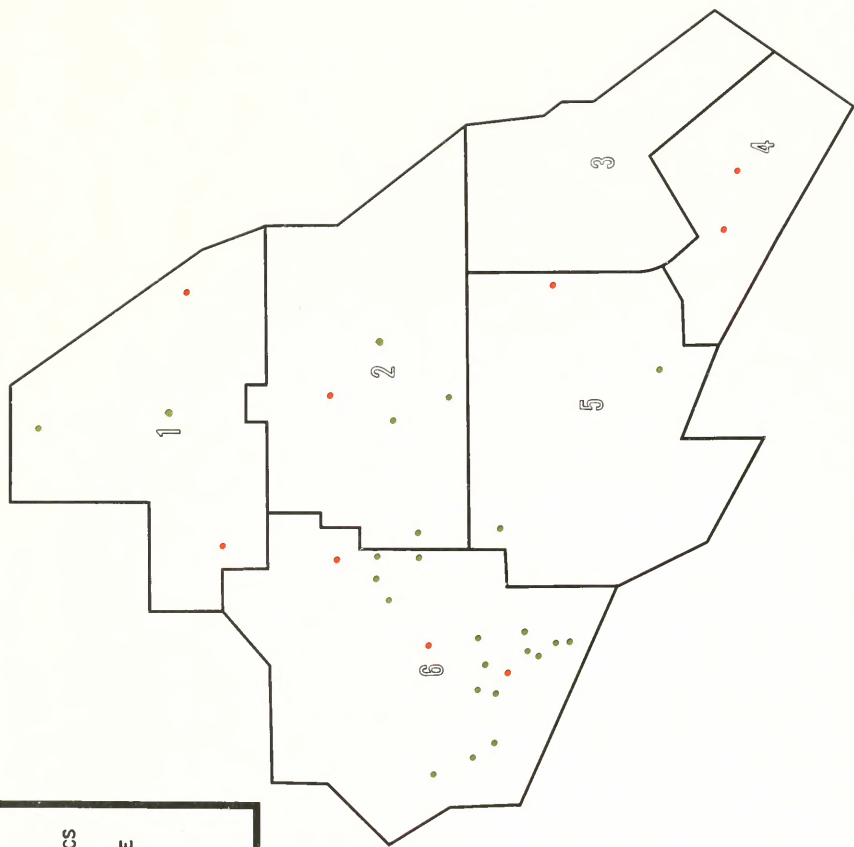




SOCIAL CHARACTERISTICS

● TUBERCULOSIS

● VENEREAL DISEASE





# SELMA

2400

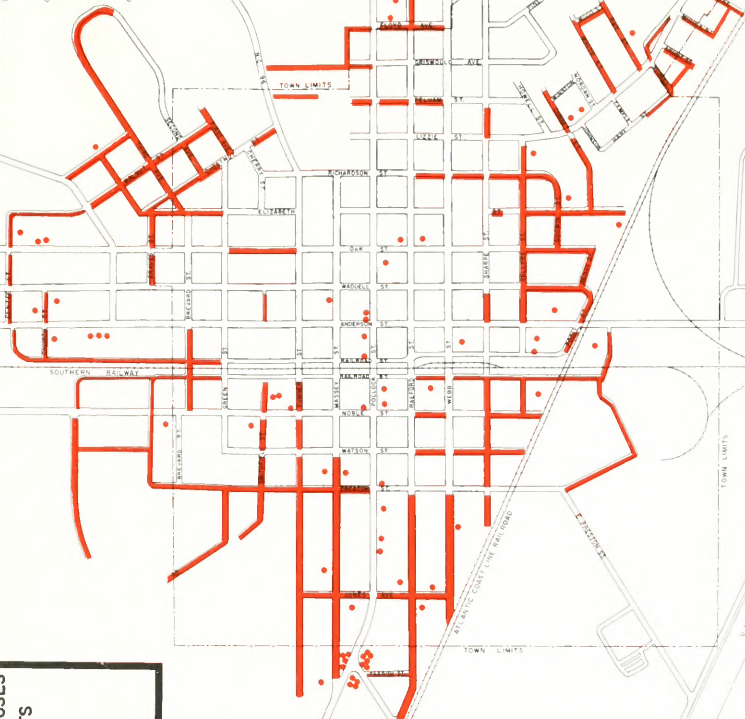
1200

0

1" = 1200'



PHYSICAL BLIGHTING FACTORS  
● NONCONFORMING USES  
— UNPAVED STREETS





# SELMA

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1200  
0

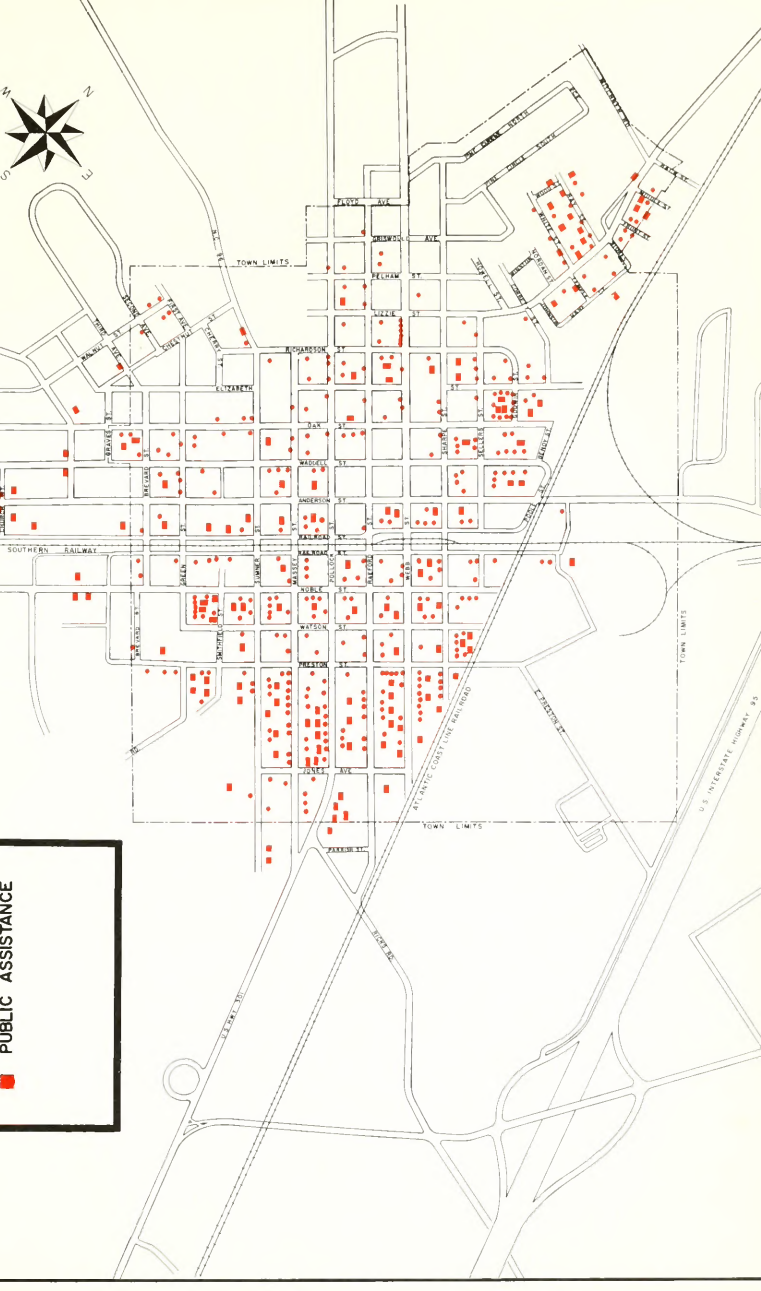


## ECONOMIC INDICATORS OF

### BLIGHT

● TAX DELINQUENCY

■ PUBLIC ASSISTANCE





# SELMA



**PROPOSED URBAN RENEWAL  
TREATMENT AREAS**

**LEGEND**

- CONSERVATION
- REHABILITATION
- REDEVELOPMENT



TOWN LIMITS

TOWN LIMITS

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